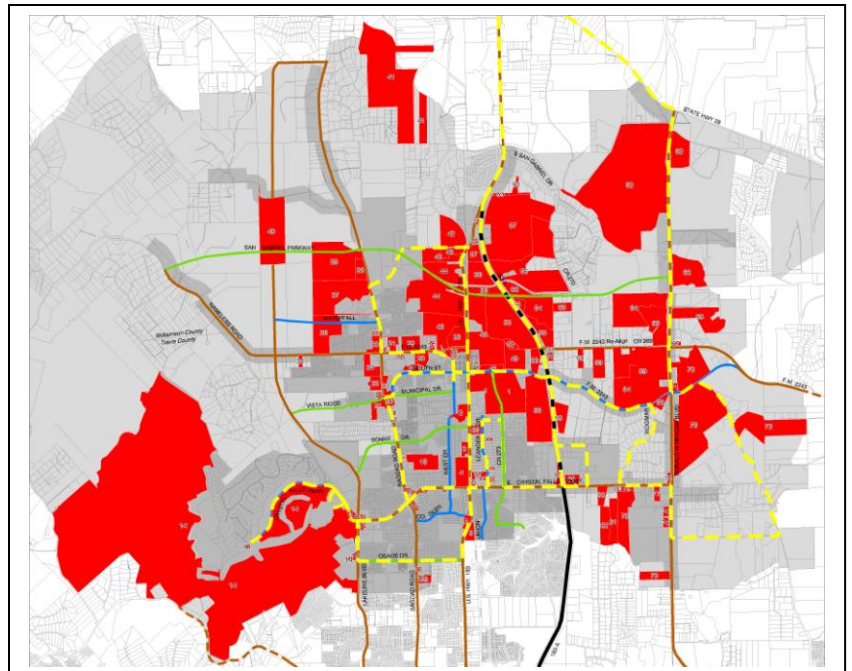


41 acres/16.6 hectares on the NW corner
of US 183 and Crystal Falls Pkwy.
1,986 feet/605 meters of US 183 frontage
and 900 feet/274 meters of depth
The Gateway at Leander will have more
than 350,000 sq. ft./32,516 sq. m of retail
space
Lowe's, Kohl's, IBC Bank, Taco Bell and
McDonald's, AT&T and Great Clips
operational or under development
Pad sites and space still available

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**41 Acres/16.6 Hectares
Gateway at Leander**

Site 04

Property			
Total Acreage: 41 acres/16.6 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. L, Q	
Location			
City: Leander		County: Williamson	
Address/Directions: Northwest Corner of US 183 and Crystal Falls Parkway			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: immediate frontage east		Type of Zoning: General Commercial	
Distance to Interstate Highways: 10 miles/16.1 km east			
General Site Information			
Previous Use of Site: Greenfield		General Condition: Good	
		Dimensions: 1,986 x 900 feet/605 x 274 meters	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes		Shrink/Swell Capacity: Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes	
		Lot Size: Negotiable	
Improvements			
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: More than 40,000 cars per day pass this location	
Fenced: No		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Commercial/Retail	
Deed Restriction(s): No		Covenants: No	
Utilities			
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 16 inches/40.6 cm Pressure: 88 psi/606.7 kilopascal	
Sewer - Size of Nearest Line: 6 & 8 inches/15.2 & 20.3 cm			
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	
Facs: (512) 268-0328		Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 4 inch/10.2 cm	
Pressure: Intermediate Pressure at US 183 and Crystal Falls Pkwy. on the North side of the road			
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	
Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	
Facs: (512) 746-5807		Email: clawsondisp@earthlink.net	
Sales Information			
Contact: Mr. Dan Appling		Phone: (512) 617-4663	
Facs: (512) 306-0101		Email: dappling@development2000.com	
Web Site: www.gatewayatleander.com			
Sales Price: Negotiable		Lease Price: Negotiable	
Comments: In excess of 350,000 square feet/32,516 square meters of retail development anchored by Lowe's Home Improvement and Kohl's Department Stores. In-line space and pad sites available. An 11,400 sq. ft./1,059 sq. meter retail building began construction in Spring 2009 with AT&T and Great Clips pre-leased.			